



UNIQUE INDUSTRIAL OPPORTUNITY

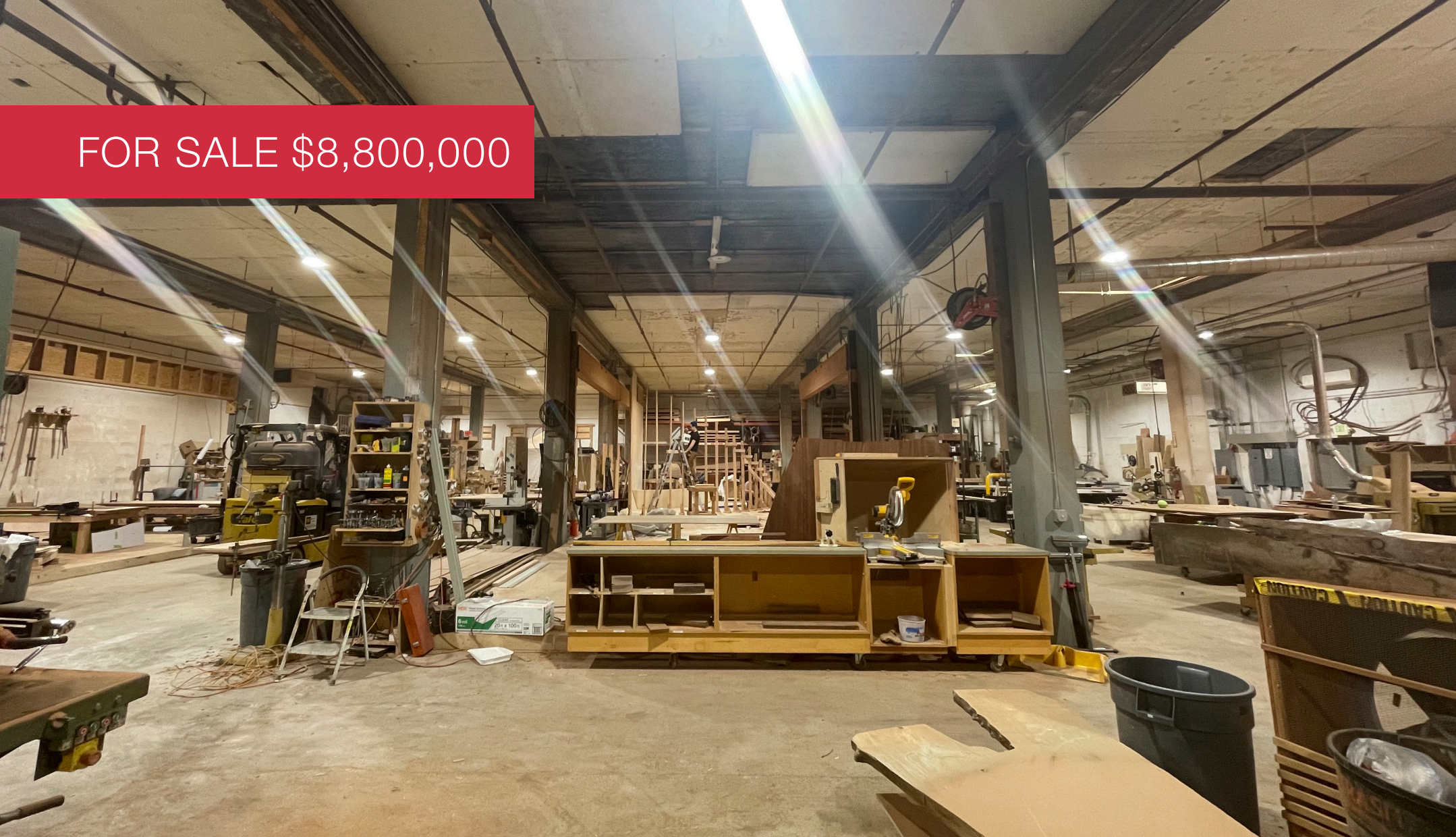
6327 W Marginal Way SW

W Marginal Way SW

27,000 Square Foot Unique
Industrial Building

NAI Puget Sound
Properties

FOR SALE \$8,800,000



PROPERTY HIGHLIGHTS

- » 27,000 SF (7,000 SF office)
 - » 4 floors of office
 - » 2 floors of warehouse
- » 3 phase heavy power
 - » 600 amps of 208 volt 3 phase power in upper warehouse (buyer to verify with licensed electrician)
 - » 200 amps of 208 volt 3 phase power in lower warehouse (buyer to verify with licensed electrician)
- » 4 roll up doors
 - » 3 grade level rollup doors to upper warehouse
 - » 2 loading docks and 1 rollup door to downstairs warehouse
- » 15' Ceilings
- » 20 Foot column spacing in warehouse
- » Fully Sprinklered
- » 9 Restrooms
- » Heavily constructed building
- » long term sale leaseback
- » Concrete floors and ceiling with ability to add additional floors on top of existing structure
- » HISTORY – Originally built by European wine importer, then part of Seattle's music history as home to NAF Studios in the 90's. Home to a printing company for most of the last 20 years.



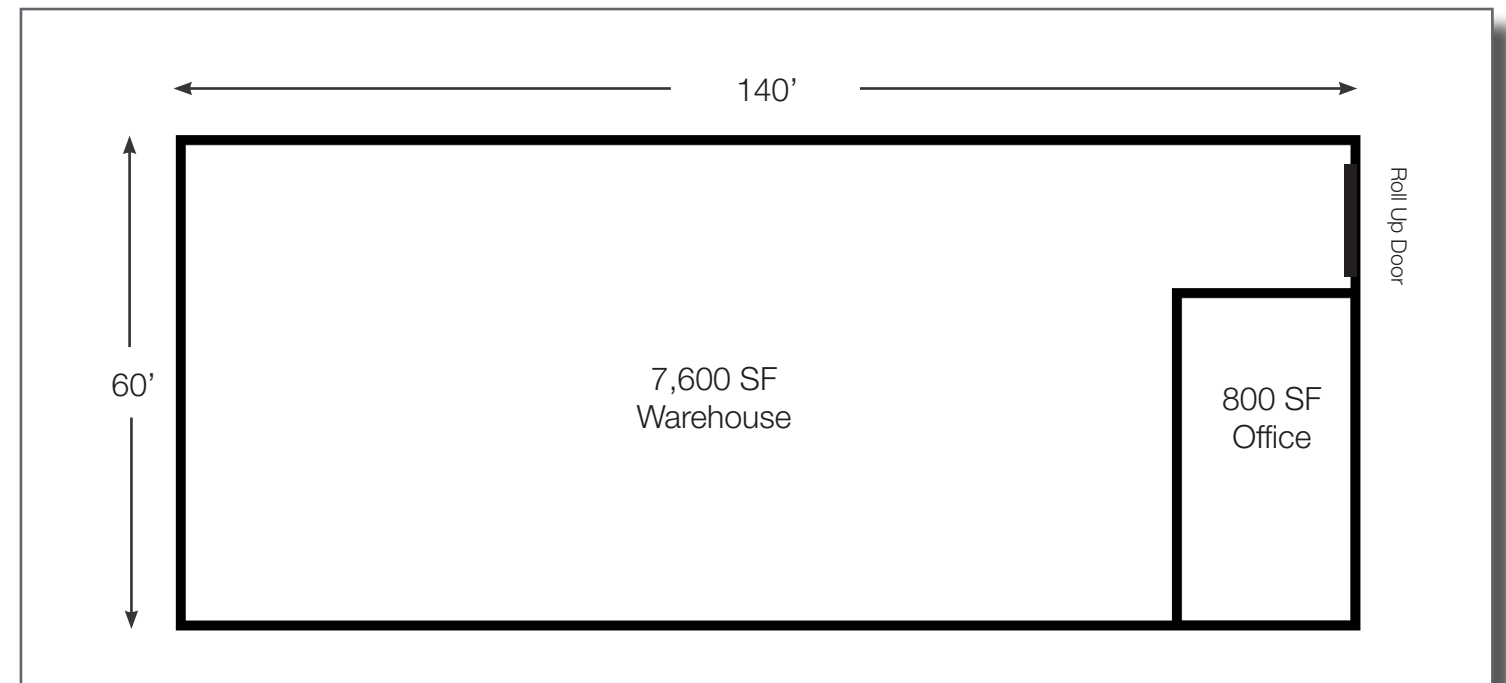
UNIQUE WEST SEATTLE INDUSTRIAL PROPERTY

LOCATION	6327 West Marginal Way SW, Seattle, WA
BUILDING AREA	27,000 SF (7,000 SF office)
LAND AREA	96,000 SF (2.22 acres)
YEAR BUILT	1981
PARCEL NUMBER	302404-9005
LOADING	DH / GL
ZONING	IG2 U/85

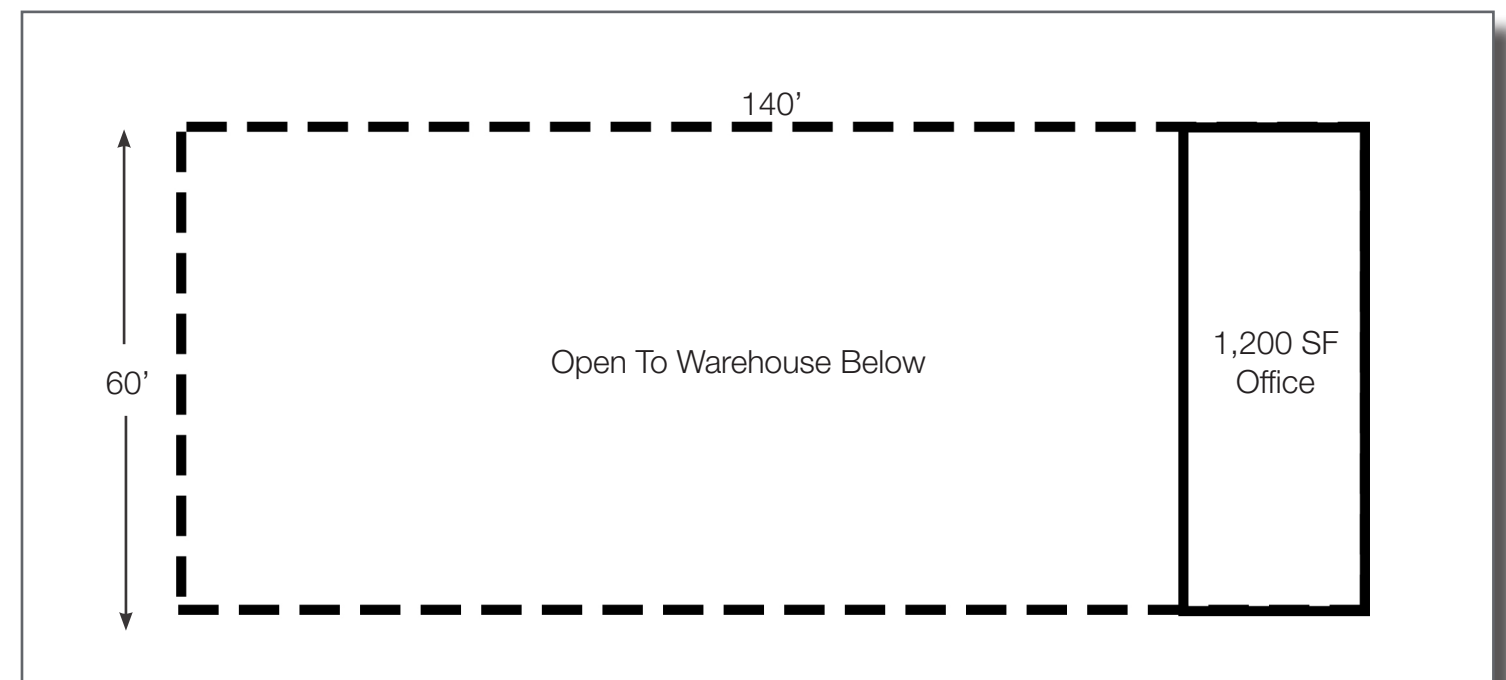




First Floor

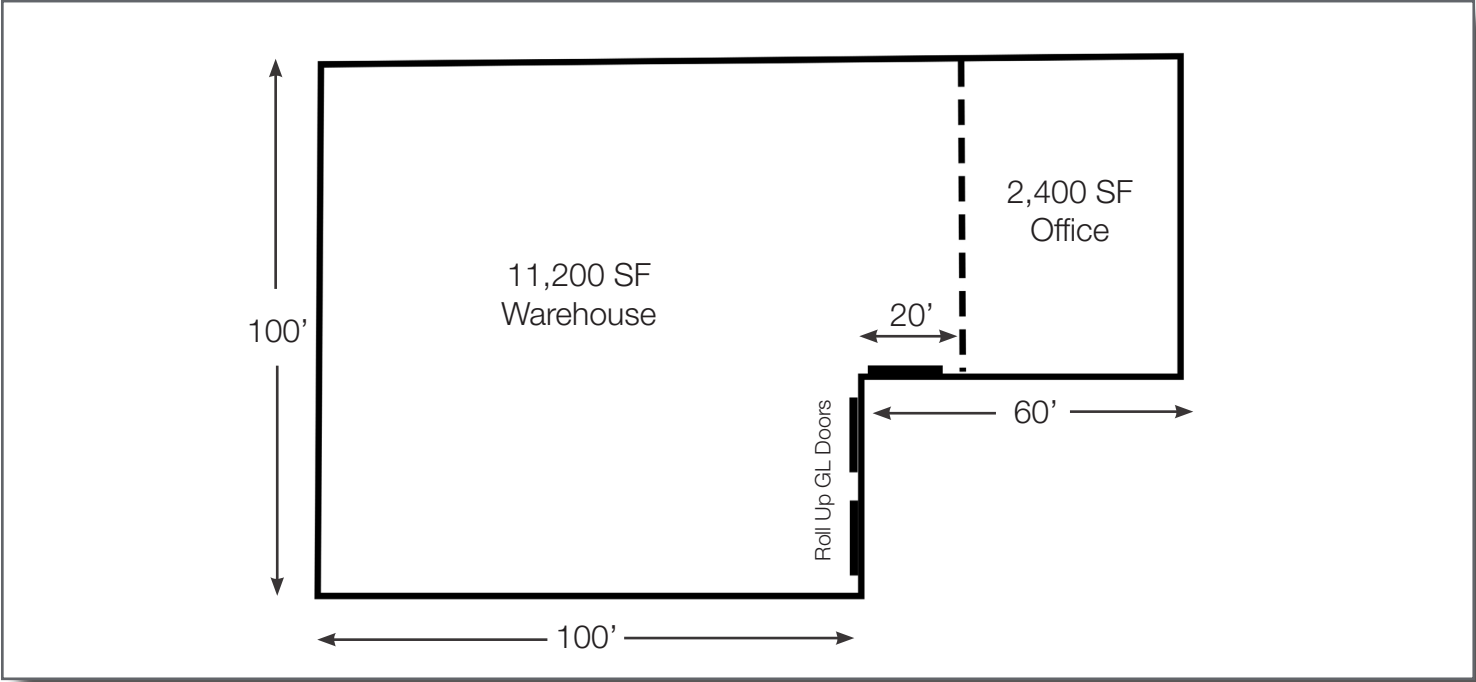


Second Floor

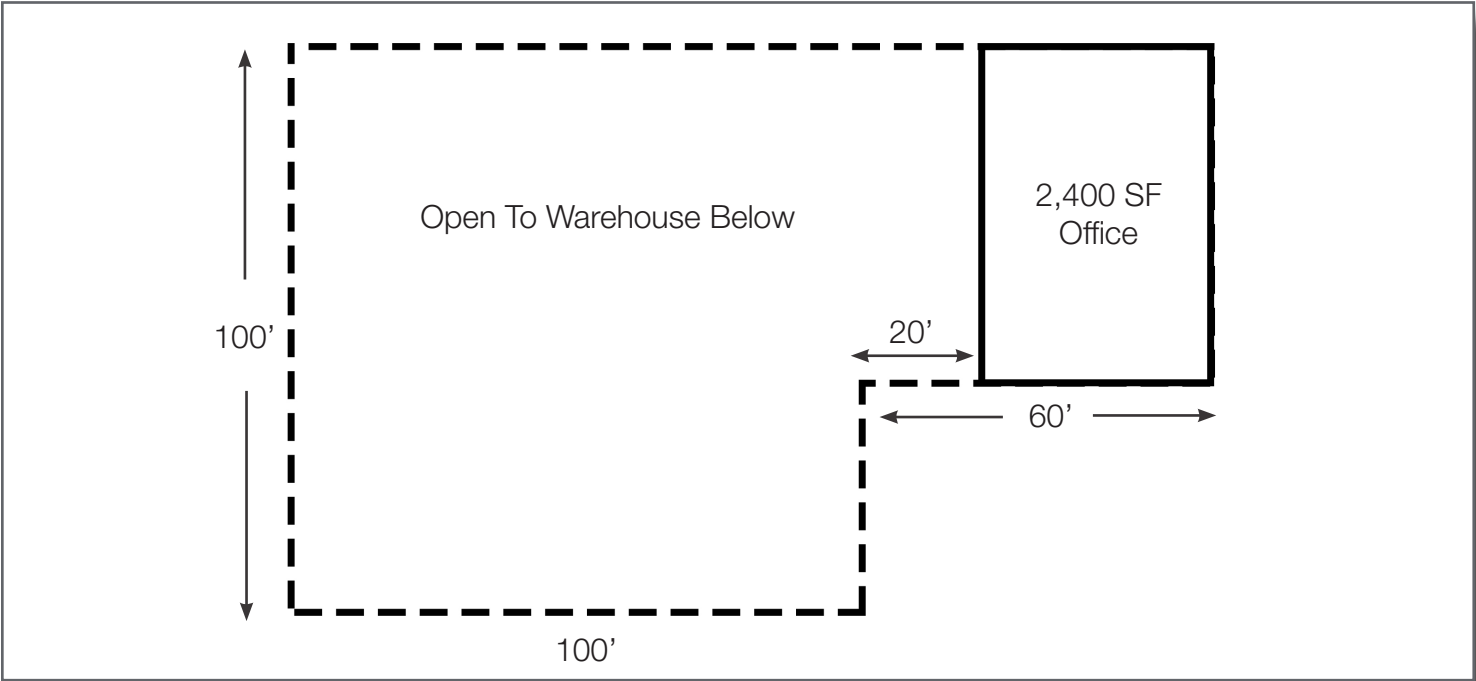


**Not to any scale*

Third Floor



Fourth Floor



**Not to any scale*



NAI Puget Sound Properties

10900 NE 8th Street, Suite 1500
Bellevue, Washington 98004
+1 425 586 5600
nai-psp.com

For more information, contact:

Hans Swenson
+1 425 586 5630
hswenson@nai-psp.com

Tamir Ohayon
+1 425 586 5627
tohayon@nai-psp.com

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